

## LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for May 14, 2003 PLANNING COMMISSION MEETING

**P.A.S.:** Special Permit #2010

**PROPOSAL:** A community unit plan for 66 residential units with waivers to the subdivision ordinance requiring a preliminary plat, to allow the Planning Director to approve administrative final plats, and to allow the approval of administrative final plats accepting the dedication of streets and private roadways.

**LOCATION:** Northeast of the intersection of South 30<sup>th</sup> Street and Yankee Hill Road.

**WAIVER REQUESTS:**

1. Requirement to submit a preliminary plat.
2. Requirement that final plats be based upon preliminary plats.
3. Requirement that final plats accepting the dedication of public streets and private roadways go to the Planning Commission.
4. Sidewalks.
5. Tangent length on a curve.
6. Intersection approaches.
7. Minimum lot area.
8. Cul-de-sac geometry.

**LAND AREA:** Approximately 7.68 acres.

**CONCLUSION:** The proposal does not have appropriate open space and separation between buildings. As a result, several waivers are needed to accomplish the project. If the number of units were decreased and the amount of open space and amenities being provided were increased, most of the requested waivers would not be needed. As proposed, this request does not conform to either the Zoning Ordinance or the Comprehensive Plan. Additionally, the drawings contain numerous drafting errors and the quality is unacceptable. Higher quality is expected, and the Planning staff will anticipate such on future plans that request the streamline process.

**RECOMMENDATION:**

Special Permit #2010

Conditional Approval

**Waivers**

1.	Requirement to submit a preliminary plat:	Approval
2.	Requirement that final plats be based upon preliminary plats:	Approval
3.	Requirement that final plats accepting the dedication of public streets and private roadways go to the Planning Commission:	Approval
4.	Sidewalks:	Denial
5.	Tangent length on a curve:	Denial
6.	Intersection approaches:	Denial
7.	Minimum lot area:	Approval
8.	Cul-de-sac geometry:	Denial

**GENERAL INFORMATION**

**LEGAL DESCRIPTION:** See attached.

**EXISTING ZONING:** R-4 Residential

**EXISTING LAND USE:** Undeveloped.

**SURROUNDING LAND USE AND ZONING:**

North:	Undeveloped	R-3
South:	Undeveloped	AG
East:	Undeveloped	R-3
West:	Undeveloped	B-2

**HISTORY:** PP#00029 - The preliminary plat for Pine Lake Heights South 4<sup>th</sup> was approved **April 5, 2002.**

CZ#3297 - Approved **April 5, 2002**, changed the zoning from R-4, B-2, and O-3 to R-3 for all land within the limits of the preliminary plat of Pine Lake Heights South 4<sup>th</sup>.

CZ#3298 - Approved **April 5, 2002**, changed the zoning from R-3 to R-4, B-2 and O-3 for those lands within the limits of the preliminary plat of Pine Lake Heights South 4<sup>th</sup>.

**COMPREHENSIVE PLAN SPECIFICATIONS:**

- Preservation and enhancement of the many quality of life assets within the community continues. For a true “good quality of life,” a community has more than jobs, shelter, utilities and roads - there are numerous service, education, historic and cultural resources which are fundamental to enriching lives. The community continues its commitment to neighborhoods. Neighborhoods remain one of Lincoln’s great strengths and their conservation is fundamental to this plan. The health of Lincoln’s varied neighborhoods and districts depends on implementing appropriate and individualized policies. The Comprehensive Plan is the basis for zoning and land development decisions. It guides decisions that will maintain the quality and character of the community’s established neighborhoods.

**Page F18 - Residential Neighborhoods**

- Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood.
- Encourage different housing types and choices, including affordable housing throughout each neighborhood for an increasingly diverse population.

**Page F25 -** This land is designated as urban residential in the Land Use Plan.

**Page F66 - Overall Guiding Principles**

- Transit, pedestrian, and bicycle networks should maximize access and mobility to provide alternatives and reduce dependence upon the automobile. Sidewalks should be provided on both sides of all streets, or in alternative locations as allowed through design standards or the Community Unit Plan process.

**Page F67 - Guiding Principles for New Neighborhoods**

- Encourage a mix of housing types, single-family, townhomes, apartments, elderly housing all within one area.
- Pedestrian orientation, shorter block lengths, and sidewalks on both sides of all roads.

**Page F71 - Strategies for New and Existing Neighborhoods**

- The diversity of architecture, housing types and sizes are central to what makes older neighborhoods great places to live. New construction should continue the architectural variety, but in a manner that is sympathetic with the existing neighborhoods.

**Page F87 - Transportation Planning Principles**

- A Balanced Transportation System - The concept of balance also applies to methods of transportation. While the system must function well for motor vehicles, it should also establish public transportation, bicycling, and walking as realistic alternatives now and into the future.

**Page F91 - Other Areas**

- All areas of the community should have safe, secure and reasonably direct pedestrian connections. Activities of daily living should be available within walking distance. Neighborhoods should include homes, stores, workplaces, schools, and places to recreate. Interconnecting streets, trails, and sidewalks should be designed to encourage walking and bicycling, reduce the number and length of automobile trips, and conserve energy.

**UTILITIES:** All utilities are available to the site.

**TRAFFIC ANALYSIS:** Access to the site is provided off of South 30<sup>th</sup> Street, which will have full-median opening access onto Yankee Hill Road.

**AESTHETIC CONSIDERATIONS:** The density of the development does not allow for adequate open space, and the lack of creativity in the site design produces a monotonous streetscape.

**ALTERNATIVE USES:** All uses allowed in the R-4 district including detached residences and apartments.

**ANALYSIS:**

1. Apart from those to the platting process, the waivers requested are a result of the site plan design which seeks to maximize the number of units in the CUP. It appears that a reduction in the number of units alone would eliminate the need for at least four of the five requested waivers.
2. A waiver to allow sidewalks on only one side of the street is requested to allow room for vehicle parking in driveways. If granted, half the homes will not have sidewalks in front of their yards and will have to cross the street to use one. A reduction in the number of units would allow more area to accommodate parking and sidewalks. Sidewalks on both sides of San Augustin Drive should also be extended to the limits of the CUP, and a sidewalk connection from San Augustin Drive to Grainger Parkway between either Lots 9 and 10 or between Lots 12 and 13 should also be provided.

Public Works recommends 22' of clear space for vehicle parking. As shown, the plan does not provide 22' of clear space for vehicle parking in driveways on either side of the street, regardless of if a sidewalk is provided. On the side of the street with a sidewalk, the setback between the back of the curb and the front lot line is only 18'; on the side of the street without a sidewalk, a 17.5' clear space is provided. As shown, the plan is creating an unacceptable situation where vehicles will be parking over the sidewalk thereby impeding pedestrian circulation.

Parking on the private roadways is substantially limited due to the narrow lots and the number of driveways. With standard lot widths of 50', there is no space for on-street parking for guests. This plan makes no provisions for guest parking.

3. A waiver to intersection approach grades is requested, and the justification provided is that it will eliminate one unit to design according to standards. Maximizing density to achieve the greatest utility from public infrastructure and land is desirable, but not to the point that it requires waivers to the basic design standards that were adopted to promote the general health, safety and welfare of the community. This is contrary to goals of the Comprehensive Plan that seek to enhance the city's quality of life. The intersections should be designed to comply with Design Standards.

4. A waiver to the minimum lot area of 2,500 square feet is requested. This waiver may be acceptable based upon a revised layout that decreases the overall density but that continues to use adjacent outlots to maintain separation from the street and the boundary of the CUP. However, the proposed rear setback for Lots 15-35 is inadequate as shown. Additionally, the separation between Lot 49 and the adjacent lots to the east, between Lots 55 and 56, and between Lots 58 and 61 is quite small.

Note #13 which reserves the right to build anywhere on a lot does not provide the standard yard setbacks. This note must either be deleted and building envelopes complying with standard yards shown, or a waiver to setbacks must be requested. This waiver was not listed and therefore not included in the public hearing notice. The Planning Commission cannot consider such a request without proper public notice. Additionally, it also appears that not enough outlets have been designated to accommodate the configuration of lots shown.

5. A waiver to cul-de-sac geometry is requested because providing the required 43' standard radius will result in the loss of units. Public Works noted they would agree to a 30' radius, but that is the minimum acceptable radius for this plan. Again, a modification to the site layout with a reduction in the number of units eliminates the need for this waiver. Beyond that, there is no justification for a 21' radius, and a 30' radius is the minimum that should be allowed.
6. A waiver to tangent length is request for the Gallinas Drive and San Augustin Drive intersection. As noted in Public Works' review, there do not appear to be any physical site constraints that make this waiver necessary. It appears the standard can be achieved by a re-design of the plan which would reduce the number of units.
7. A 24' wide private roadway is shown, contrary to the 27' width required by Design Standards for roads that provide access for more than 30 residential parking spaces. No justification for the reduced width was provided in the application, and there do not appear to be any physical site constraints that make this waiver necessary. It appears the design standard can be achieved by a re-design and a 27' wide roadway should be provided.
8. Pursuant to §26.31.015 "Coordinating Subdivision and Community Unit Plan, Planned Unit Development, Special Permit and Use Permit" of the Land Subdivision Ordinance the applicant requested a waiver to the requirement for a preliminary plat, and to allow the Planning Director to approve administrative final plats and the approval of administrative final plats accepting the dedication of streets and/or private roadways. In an effort to streamline the development review process and coordinate the review of the special permit and preliminary plat, the Planning Department supports this waiver request, however the drawing has several drafting errors. The Planning

Department expects and will require a much higher standard on all future applications requesting the streamline process.

9. The grading and drainage plan must accommodate the 100-year storm event. This plan must be revised and approved by Public Works.
10. In their review, LES noted that additional utility easements must be granted to provide service to this project.
11. The Design Standards require that a community outdoor recreation plan be developed for all CUP's, but one was not included as part of this application. A recreation plan must be developed and submitted for the Parks and Recreation Department to review, and at a minimum it must include a half-court basketball court, a seating area, and a tot lot for children between the ages of 2-5. Additionally, there are several other comments included in the review from Parks and Recreation that must be corrected to comply with the Zoning Ordinance and Design Standards, including showing street trees along South 30<sup>th</sup> Street and Grainger Parkway.
12. Design Standards require that a 50% screen from 6' to 15' in height must be provided around the perimeter a CUP. The landscape plan must be revised to show this required screen.
13. Given the location, Tularosa Lane must include the prefix 'South'.
14. It is not clear why a public access easement is proposed on Outlots C and E when it appears they may be open spaces. Additionally, it is not clear where the boundary line separates Outlot A and Outlot D. Also, it is not clear why if Outlot D is the open space around the sides and rear of Lots 15-35 why an access easement is also granted.

### **CONDITIONS:**

#### Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the site plan to:

1.1.1 Indicate the waiver of the preliminary plat and allow the Planning Director to approve administrative final plats and the approval of administrative

final plats accepting the dedication of streets in the Requested Waivers table on the site plan.

- 1.1.2 Show sidewalks along both sides of all streets and private roadways and extended to the east limit of the CUP along San Augustin Drive, with a sidewalk connection from San Augustin Drive to Grainger Parkway between either Lots 9 and 10 or between Lots 12 and 13.
- 1.1.3 Show the tangent length of the curve at the intersection of Gallinas Drive and Tularosa Lane designed per Design Standards.
- 1.1.4 Show the required slope at all intersection approaches per Design Standards.
- 1.1.5 A 30' radius for the cul-de-sac on Tularosa Lane.
- 1.1.6 27' wide roadways.
- 1.1.7 A rear yard setback consistent with the R-4 district along the east property line.
- 1.1.8 Either delete Lots 49, 56 and 58 or reconfigure the lots so the rear of buildings are not immediately adjacent to the sides of others.
- 1.1.9 Provide the utility easements as requested by the Lincoln Electric System.
- 1.1.10 A signed surveyor's certificate.
- 1.1.11 Show Tularosa Lane as South Tularosa Lane and provide a suffix for the permanent dead-end roadway south from Gallinas Drive.
- 1.1.12 Show all required outlots.
- 1.1.13 Delete Note 13 regarding no setbacks.
- 1.1.14 Increase the setback along Yankee Hill Road to 35' to respect the LES easement.
- 1.1.15 Clarify the purpose of the access easement on Outlots C and E or remove such note.

- 1.1.16 Clearly show the boundary line separating Outlots A and D and Outlots A and B.
  - 1.2 Revise the landscape plan to:
    - 1.2.1 Substitute Austrian Pine for an acceptable species noted by the Parks and Recreation Department.
    - 1.2.2 Show street trees along Grainger Parkway and South 30<sup>th</sup> Street.
    - 1.2.3 Show a landscape plan for island beds.
    - 1.2.4 Provide screening per Design Standards.
  - 1.3 Submit a recreation plan approved by the Parks and Recreation Department.
  - 1.4 Submit a revised grading and drainage plan approved by Public Works and Utilities.
- 2. This approval permits up to 66 dwelling units and the following modifications and waivers:
  - 2.1 Minimum lot area.
  - 2.2 Requirement to submit Preliminary Plat.
  - 2.3. Grant authority to the Planning Director to approve an administrative final plat based upon the approved CUP.
  - 2.4 Grant authority to the Planning Director to approve an administrative final plat accepting the dedication of private roadways.
- 3. Administrative Final Plats will be approved by the Planning Director after:
  - 3.1 The subdivider has completed or posted a surety to guarantee the completion of the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs.



- 3.2 Administrative Final Plats shall be approved by the Planning Director after the subdivider has signed an agreement that binds the subdivider, its successors and assigns:
- 3.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
  - 3.2.2 To complete the private improvements shown on the Community Unit Plan.
  - 3.2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
  - 3.2.4 To continuously and regularly maintain the street trees along South 30<sup>th</sup> Street, Grainger Parkway, the private roadways and the landscape screens.
  - 3.2.5 To submit to the lot buyers and home builders a copy of the soil analysis.
  - 3.2.6 To pay all improvement costs.
  - 3.2.7 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
  - 3.2.8 To protect the trees that are indicated to remain during construction and development.
  - 3.2.9 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm

water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

General:

4. Before receiving building permits:
  - 4.1 The permittee shall have submitted a revised and reproducible final plan including 6 copies.
  - 4.2 The construction plans shall comply with the approved plans.
  - 4.3 Administrative Final Plats shall be approved by the Planning Director.

Standard

5. The following conditions are applicable to all requests:
  - 5.1 Before occupying the dwelling units all development and construction shall have been completed in compliance with the approved plans.
  - 5.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established homeowners association approved by the City Attorney.
  - 5.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
  - 5.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
  - 5.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by:

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Brian Will  
Planner

April 30, 2003

**APPLICANT/  
OWNER:**

Ridge Development and Southview, Inc.  
2001 Pine Lake Road      Suite 100  
Lincoln, NE 68542      421-1627

**CONTACT:**

Justin Crow  
Olsson Associates  
1111 Lincoln Mall  
Lincoln, NE 68508      474-6311





PINE LAKE HEIGHTS  
SOUTH 8TH ADDITION

**NOTE:**  
1. ALL ELEVATIONS ARE BASED ON NAVD 1985.  
2. FOR EXISTING AND DEVELOPMENT DETENTION PONDS AND SEE PINE LAKE HEIGHTS PRELIMINARY PLAT & US DRAINAGE PLAN SHEETS.

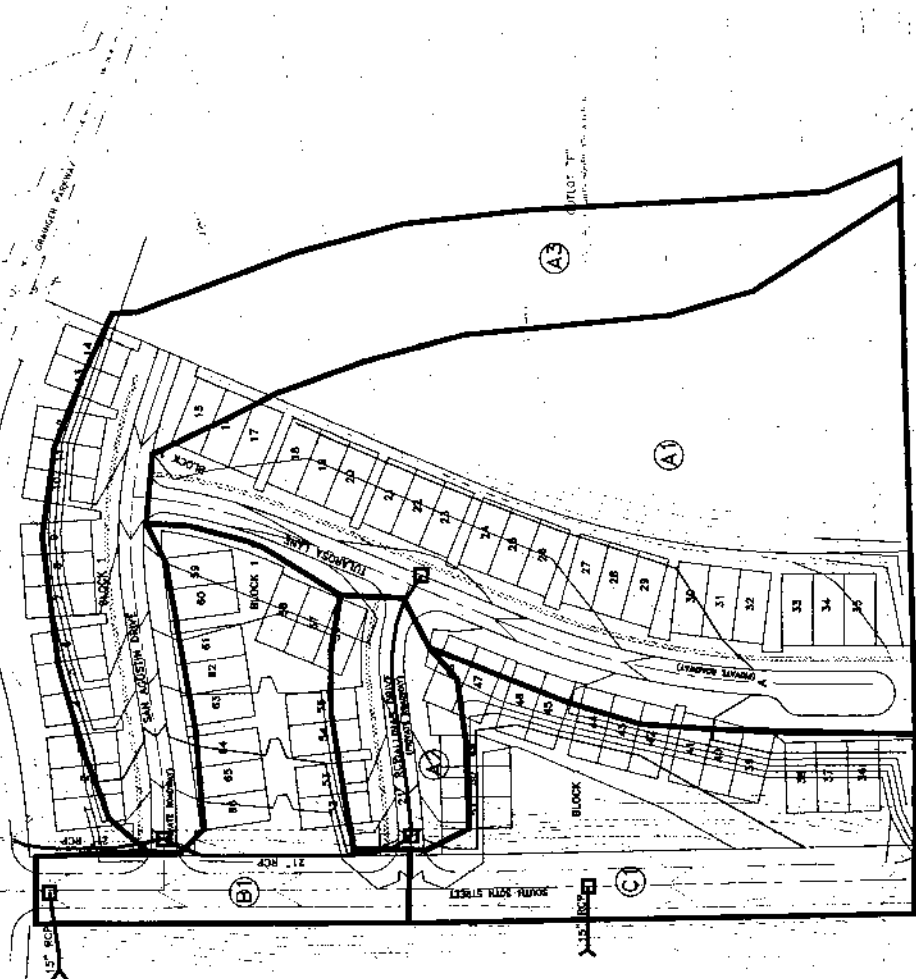
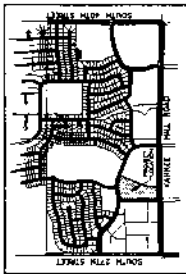
SCALE: 1" = 100'

**0-22-36 CALIFORNIA PUBLIC AFFAIRS**

[illegible]

EXISTING CONTOURS	PROPOSED CONTOURS
	

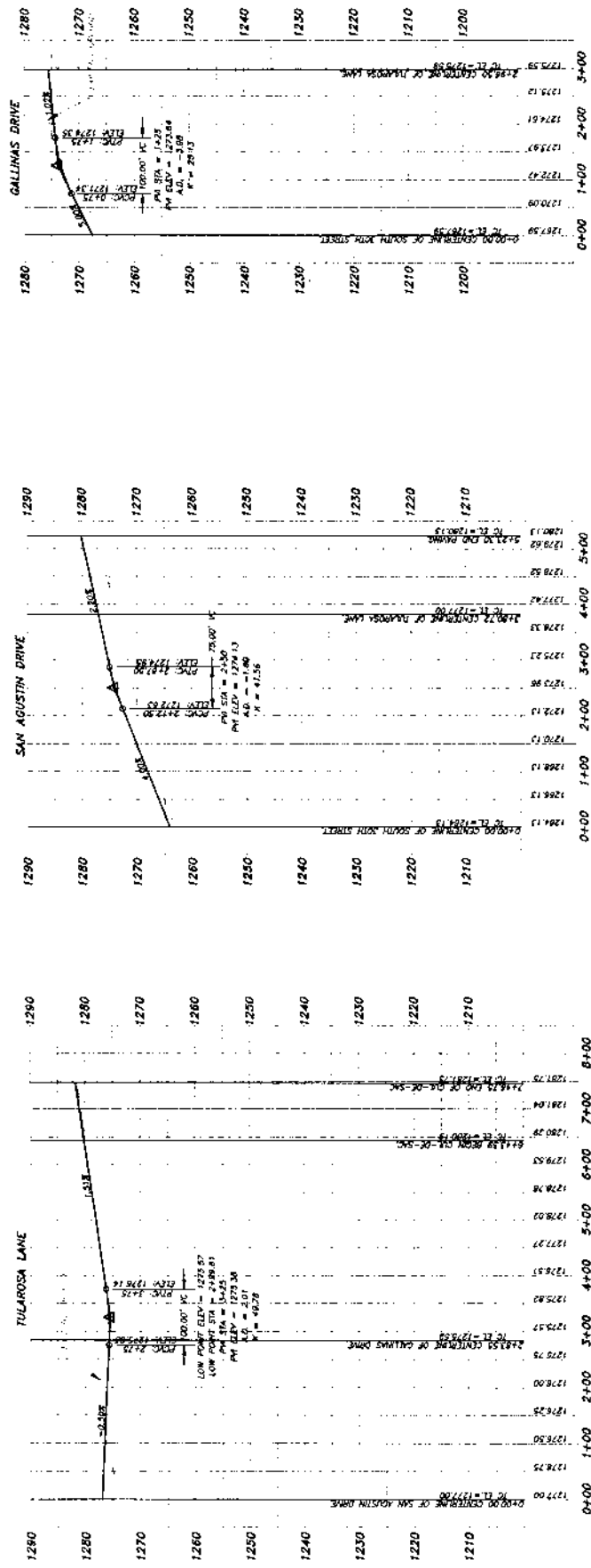
(A2) DRAINAGE BASIN  
CATCH BASIN / BOP



**VICINITY MAP**  
NOT TO SCALE

### 3. ICHING

SCALE:  
HORIZONTAL: 1" = 100'  
VERTICAL: 1" = 10'



REVISIONS

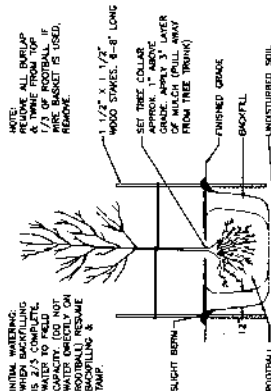
PRELIMINARY STREET PROFILES

DATE: 10/10/2010  
PROJECT: 10-10-2010  
DRAWN BY: J. L. L.

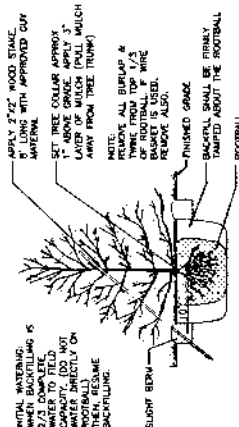
C.U.P.  
LANDSCAPE PLAN

**OWNER & DEVELOPER**  
RIDGE DEVELOPMENT COMPANY &  
SOUTHWEST, INC.  
2001 PINE LAKE ROAD, SUITE 100  
P.O. BOX 27269  
LINCOLN, NC 28542  
PHONE: (404) 241-1827

**ENGINEER & PREPARER**  
OLSSON ASSOCIATES  
1111 LINCOLN MALL  
LINCOLN, NE. 68501  
PHONE 474-6311



### ⑦ DECIDUOUS TREE PLANTING DETAIL



② EVERGREEN TREE PLANTING DETAIL

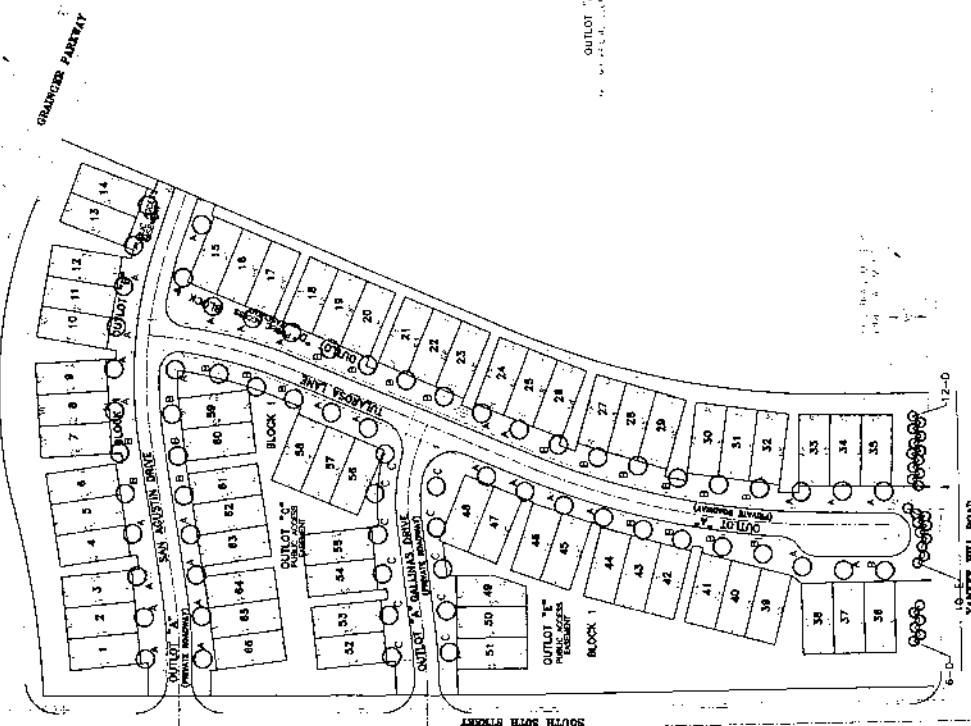
## GENERAL LANDSCAPE NOTES

- ALL PLANT MATERIAL INSTALLED SHALL BE "MISTERY GROWN" MEETING THE FOLLOWING CRITERIA:
- A) PLANT MATERIAL, GROWN IN ESTABLISHED COMMERCE, NURSERIES AND SOLD TO LICENSED AND CERTIFIED GROWERS AND/OR LANDSCAPE CONTRACTORS.
- B) GROWN AND SOLD ACCORDING TO AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS (1990 AND 1-1990).
- CITY OF LINCOLN SHALL MAINTAIN STREET TREE PLANTING LOCATIONS BEFORE PLANTING IS DONE.
- LANDSCAPING MATERIALS MUST NOT BE INSTALLED WITHIN LEASED AREAS UNLESS THE CITY HAS BEEN ADVISED IN WRITING BY THE LANDSCAPER AND THE CITY HAS GIVEN ITS WRITTEN PERMISSION. LANDSCAPING MATERIALS MUST BE INSTALLED WITHIN THE CITY'S RIGHT-OF-WAY AND A MINIMUM DRIVE DUE TO I.E.S. OVERHEAD TRANSMISSION LINE TOWER SHALL BE PROVIDED FOR EXTERIOR AND CURB-TO-DECK AND CURB-TO-DECK AREAS. ANY ADDITIONAL PLANTING SHALL BE SUBMITTED TO THE CITY FOR APPROVAL AND FOR CONSENT BY THE LINCOLN LANDSCAPE CONTRACTORS ASSOCIATION.
- LANDSCAPING MATERIAL SELECTIONS MUST EXCEED CRITERIA AS PER CHAPTER 2.18 SECTION 133.6.
- LANDSCAPING MATERIAL SELECTIONS MUST EXCEED CRITERIA SHALL FOLLOW ESTABLISHED GUIDELINES TO MAINTAIN BEARING

KEY	LOCATION	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	PLANTING METHOD	QUANTITY
A	SAN MATEO PINOY TULOSPASA, LINE 1	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	31
B	SAN MATEO PINOY TULOSPASA, LINE 2	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	31
C	CALABANG PINOY TULOSPASA, LINE 1	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	25
D	CALABANG PINOY TULOSPASA, LINE 2	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	25
E	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
F	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
G	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
H	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
I	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
J	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
K	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
L	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
M	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
N	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
O	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
P	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
Q	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
R	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
S	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
T	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
U	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
V	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
W	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
X	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
Y	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10
Z	WANTLEY HILL ROAD	WEDGEMAN'S LIGNUM	Quadrant liliaceae red	10' x 10'	Ball	10

LEGEND

NEW DECIDUOUS TREE





OLSSON ASSOCIATES  
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

18 April 2003

Mr. Marvin Krout, Planning Director  
Planning Department  
County-City Building  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Re: Pine Lake Heights South 8<sup>th</sup> Addition C.U.P.  
OA Project: 2002-0689

Dear Mr. Krout,

Enclosed, please find the following revised plans for the above-mentioned project:

1. Site Plan - 21 copies.
2. Grading and Drainage Plan - 21 copies.
3. Preliminary Street Profile Plans - 21 copies.
4. Landscape Plan - 21 copies.

I would like to expand on the waivers that were requested.

1. *To allow sidewalks on only one side of the street.*

This waiver is being requested to expand the buildable area on the side of the road that does not have a sidewalk. One vehicle needs to be stored in the driveway in front of each unit. This 18' vehicle storage can't impede the sidewalk. When a sidewalk is constructed, the front of the building unit needs to be at least 22' from the back of curb. Where sidewalks are not shown, some building units are 18' from the back of curb. This has allowed for room in the back of the buildings to either enhance the rear yard, or add another unit.

2. *A waiver to the design standards of Lincoln to allow the tangent length on curve "5" to be less than the required 100'.*

The geometry of this intersection requires a waiver. Various concepts have been analyzed for this intersection. Each concept eliminates at least one unit which reduces the density of the site.

3. *To allow the intersection approaches of Gallinas Drive & South 30<sup>th</sup> Street, and San Agustin Drive & South 30<sup>th</sup> Street to exceed 3% vertical slope.*

This waiver has been requested to minimize site grading and match the existing grades as much as possible. Gallinas Drive is a required connection, otherwise we exceed the maximum number of units on a dead end roadway. The site's geometry and existing grades make the roadway



Mr. Marvin Krout  
Page 2  
18 April 2003

difficult to match both 30<sup>th</sup> street and Tularosa Lane's profiles.

4. *To allow lot sizes less than 2500 SF.*

The R-4 zoning allows for a minimum lot size of 2500 SF for Townhouse lots. As part of this Community Unit Plan, we are delineating the lot to be the buildable area for the house and are excluding the front and rear yards from the lot. The front and rear yards are in Outlots to be maintained by the homeowners association.

5. *A waiver to the Design Standards for Cul-de-sac Geometry.*

A 43' standard radius cul-de-sac will not fit without a loss of units. The proposed configuration was discussed with Public Works and they were receptive to a deviation from the standards.

In addition to these plan waivers, I am also requesting the following "Process" waivers:

1. A waiver to the Subdivision Standards to not require a preliminary plat with this Community Unit Plan.
2. A waiver to the Subdivision Standards to allow the Planning Director to approve Final Plats administratively from the approved Community Unit Plan..
3. A waiver to the Subdivision Standards to allow the Planning Director to approve the dedication of public and private roadways from the approved Community Unit Plan.

Please contact us if you have any questions or require additional information.

Sincerely,



Mark C. Palmer, P.E..

Encls

cc Tom White  
John Brager  
Gerald Schleich  
Don Johnson

# M e m o r a n d u m

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**To:** Brian Will, Planning Department  
**From:** Chad Blahak, Public Works and Utilities  
**Subject:** Pine Lake Heights South 8th Addition  
**Date:** 4/30/03  
**cc:** Randy Hoskins  
Devin Biesecker

Engineering Services has reviewed the resubmitted Special Permit #2010 for Pine Lake Heights South 8th, located east of future South 30th Street between Yankee Hill Road and Grainger Parkway, and has the following comments:

Sanitary - The sanitary sewer system is satisfactory.

Water - The water main system is satisfactory.

Grading/Drainage - The Pine Lake Heights South 4th Addition drainage study accounted for detention for the area of this project. However, as shown, the private storm sewer inlet system will need to be designed to pick up the 100yr storm. If the storm sewer system is designed for the standard 5yr storm, any storm above the 5yr will by-pass the detention cell through the commercial area to the west.

Streets - The waiver for intersection approach grades to South 30th Street from Gallinas Drive and San Agustin Drive does not appear to be justified. The profile for San Agustin Drive shows nearly 2' of fill for much of the street. In addition, there are portions of the grading plan that show up to 8' of cut and up to 6' of fill. This does not indicate an attempt to minimize site grading.

The waiver for tangent length at the intersection of Gallinas Drive and Tularosa Lane does not appear to be justified. There does not appear to be any physical constraints on the site that prevent Gallinas Drive from being built according to design standards in regard to tangent length.

The plan shows 24' wide roads. The City of Lincoln Design Standards show 27' minimum road width for roads that provide access for more than 30 residential parking spaces. This development shows 66 units with 2 stalls per unit. A 27' wide road should be required.

Design standards state that a 43' radius cul-de-sac turn around is required for the south end of Tularosa Lane. However, Public Works would agree to a waiver of design standards for a 30' radius turn around.

April 30, 2003

General - Although it not referenced in the design standards, Public Works typically recommends providing at least 22' clear space in a drive for parking vehicles. This allows clearance at the front and rear of the 17.5 design vehicle. As stated in the letter to the planning director, the entire lot is considered buildable for this development. If the waiver of sidewalk requirement is approved against Public Works recommendation, the plan shows only 18' between the back of curb and the front lot line on the side of the street without a sidewalk. Also, on the side of street with a sidewalk, there is only 22' from the front lot line to the back of curb for many of the lots. This is assuming sidewalk is placed at the back of curb, which Public Works would not approve, there is still only 18' from the back of curb to the front lot line. Provisions should be made to provide 22' of clearance to count the driveway as a parking stall.

The information shown on the special permit relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

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# Memo



**To:** Brian Will, Planning Department

**From:** Mark Canney, Parks & Recreation

**Date:** April 22, 2003

**Re:** Pine Lake Heights South 8<sup>th</sup> Addition PP 2010

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Austrian Pine is not an acceptable tree species. Substitute with one of the following evergreens: Concolor Fir, Colorado Green Spruce, Colorado Blue Spruce, Black Hills Spruce, or Cedar.
2. All outlot areas to be maintained by the developer and/or future homeowners association.
3. Provide street trees on Grainger Parkway, South 30<sup>th</sup> Street and Yankee Hill Road.
4. If cul-de-sac island beds and eyebrow island beds exist as referenced in the landscape notes, please indicate the location on the landscape plan.
5. A community outdoor recreation plan needs to be developed. Include ½ court basketball court, seating area, and tot lot for children ages 2- 5. Submit plan to the parks department for review.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

**-LES** INTER-DEPARTMENT COMMUNICATION

DATE April 25, 2003

TO Brian Will, City Planning

FROM Sharon Theobald  
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS  
DN #83S-31E

Attached is the Resubmitted C.U.P./Site Plan for Pine Lake Heights South 8th Addition.

**In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.**

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements. However, please also include "utility" in the public access easements.

Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

*Sharon Theobald*

ST/ss  
Attachment  
c: Terry Wiebke  
Easement File

